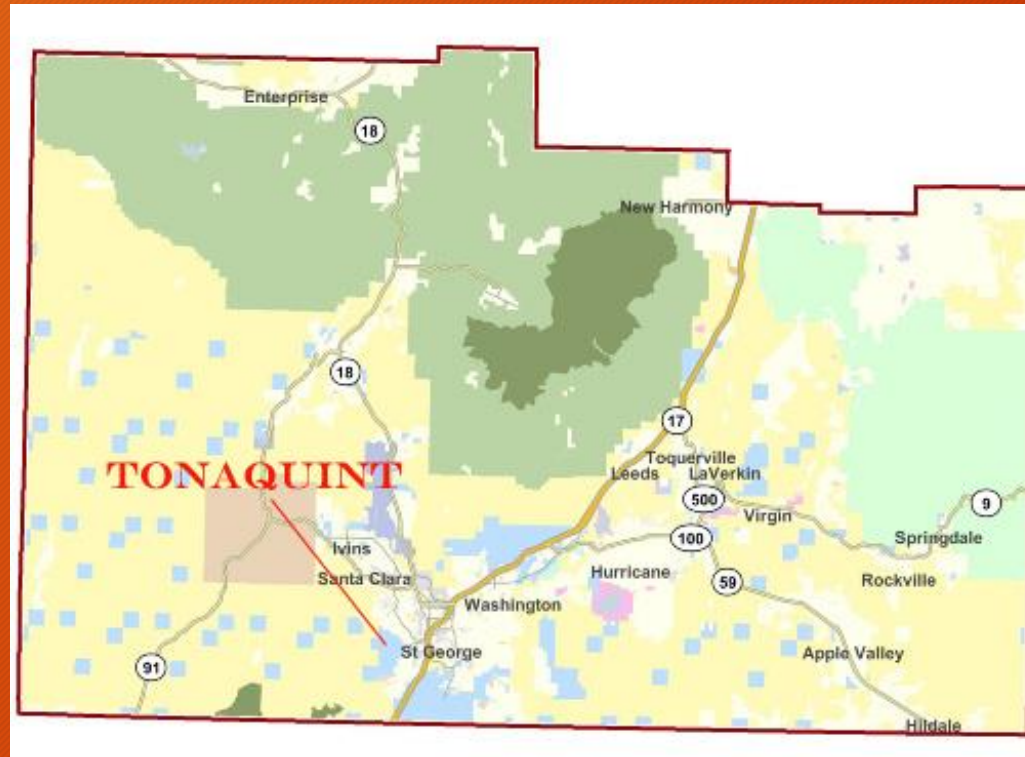


# Tonaquint / Sienna Hills Exchange and Option Agreement

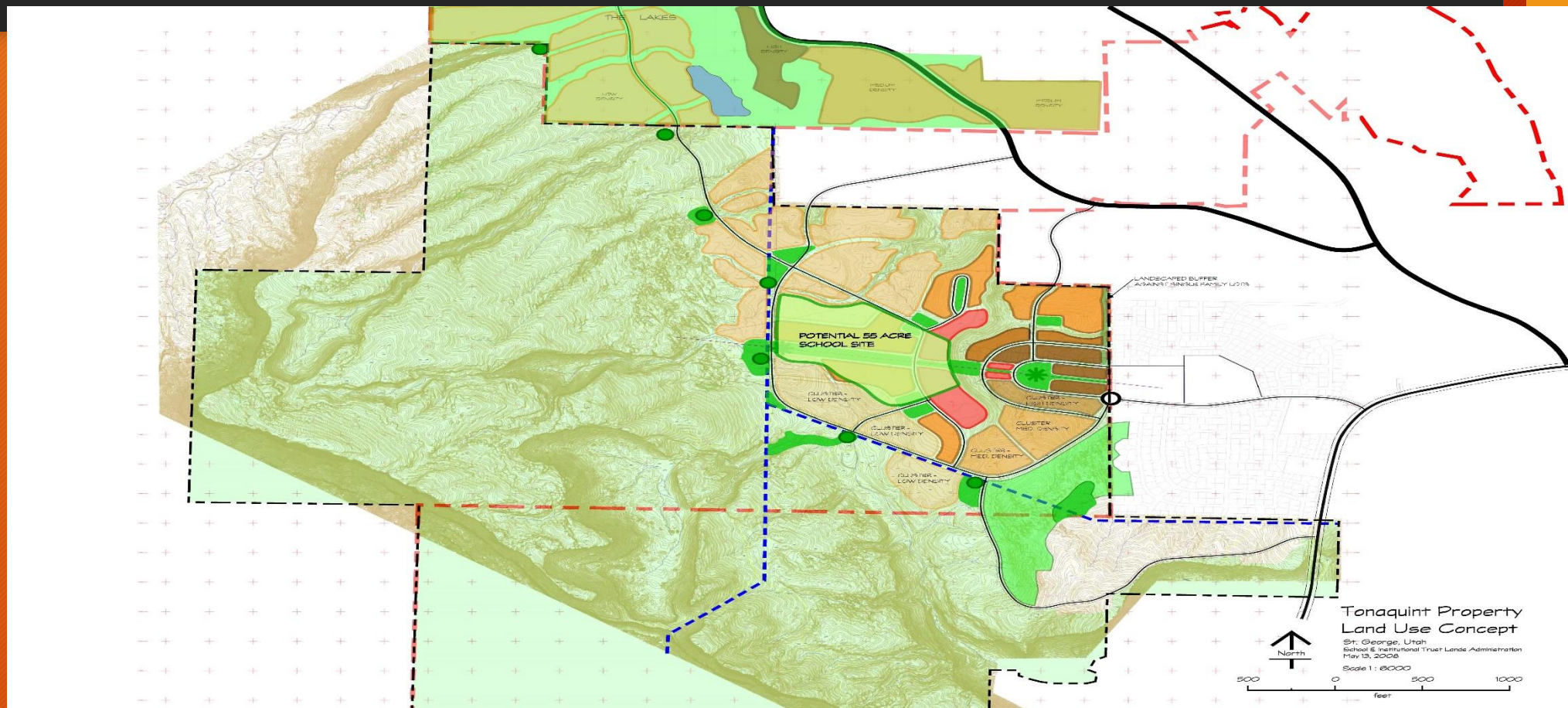
Board of Trustees  
January 9, 2019

# Tonaquint Context Map





# Tonaquint Master Plan





# Tonaquint History

- Heavily Used Open Space Component
- 6 year negotiation with the City and User Groups on developable area.
- STG General Plan Amended 2012 and a portion of the property annexed into City Limits.
- Tonaquint Heights Lease completed 2007-2008
- Water Pressure issues impede completion of Tonaquint Heights.
- Quality Development purchased 19 of the 75 lots that could be serviced with water pressure and a Church site in 2010 and 2011 respectively.
- Original master utility study concluded that a new water tank would need to be completed to service the rest of Tonaquint Heights.
- Development has occurred to the west that will solve the pressure issue if we can get to it.
- First Phase of 15 lots already built and sold. Board approved the sale in April, 2017
- Additional geo-tech studies have uncovered more clay and rock issues on the property than anticipated.



Project Data:  
Total Lots 77  
Total Area: 76.00 Acres  
Density: 0.99 Units/ Acre  
Zoning: R-1-10

## TONAQUINT HEIGHTS

Located in Sec. 11, T 43 S, R 16 W, SLB&M

**BUR & GUDGET, INC.**  
2111 East Tonaquint Blvd. #4  
Bloomington, UT 84302  
Phone: (435) 899-8888 / Fax: (435) 899-8181  
www.burandgudget.com



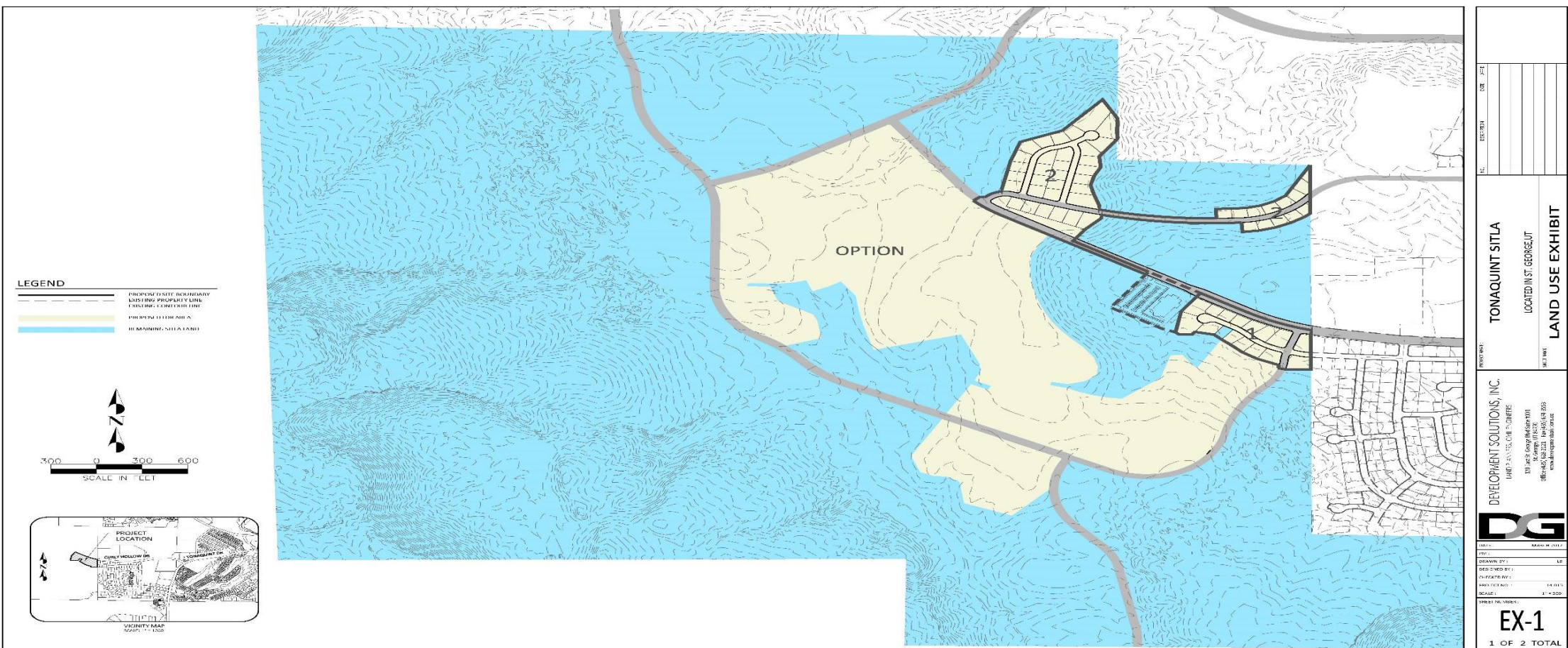
Owner: **UT** Date: **2008**  
Designer: **UT**  
Checker: **UT**  
Printer: **UT**  
Scale: **1" = 50'**  
Sht. No.: **2-1008**

**SITE PLAN**  
TONAQUINT HEIGHTS AT SOUTHGATE  
LOCATED IN ST. GEORGE UT

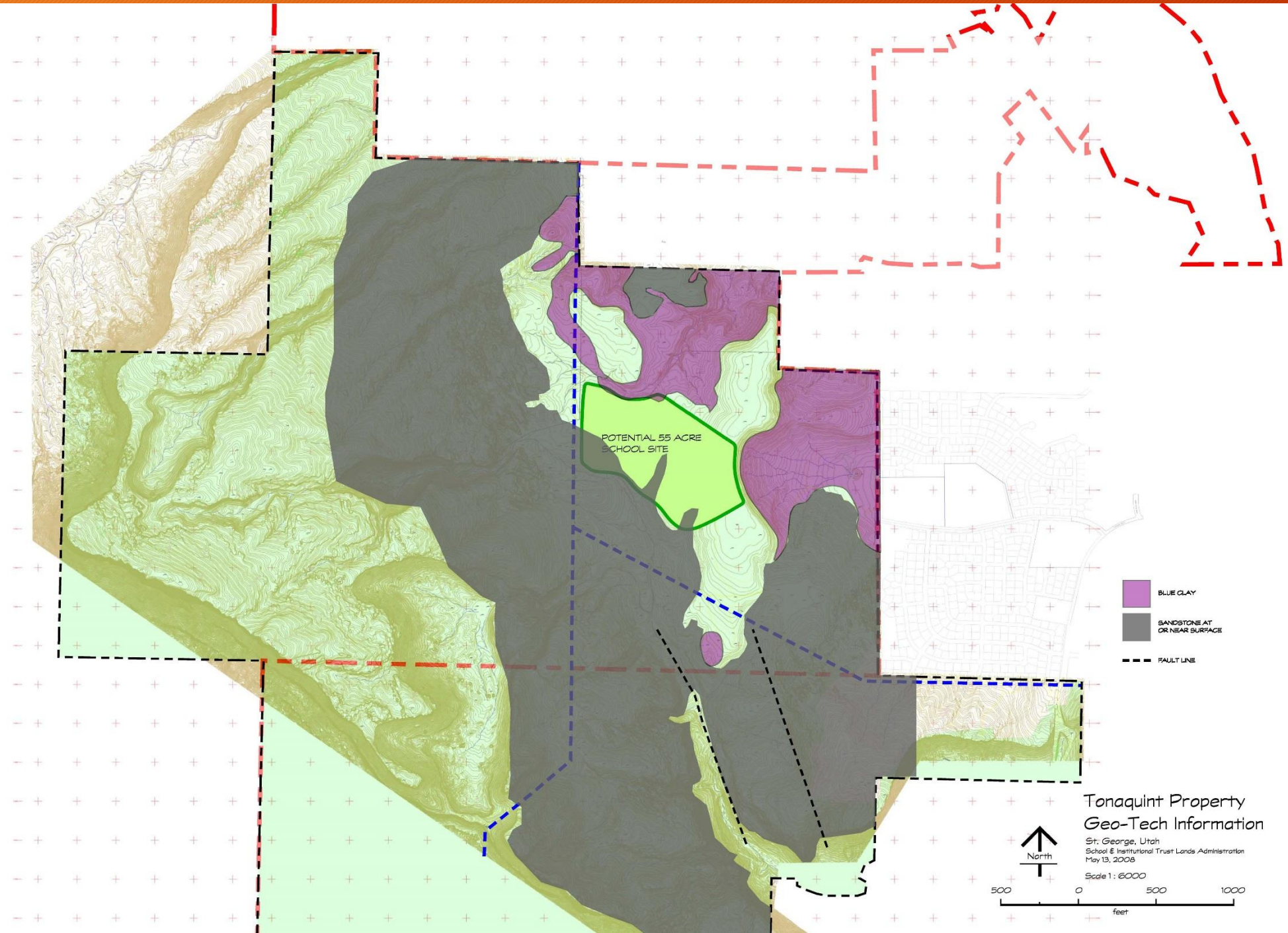
SHEET  
**1**  
OF SHEETS  
**1**  
FILE BY: **2008.02**



# April 2017 Sale

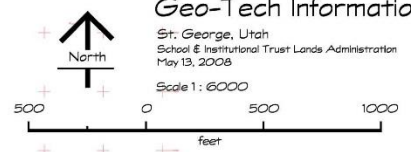






POTENTIAL 55 ACRE  
SCHOOL SITE

- BLUE CLAY
- SANDSTONE AT  
OR NEAR SURFACE
- FAULT LINE

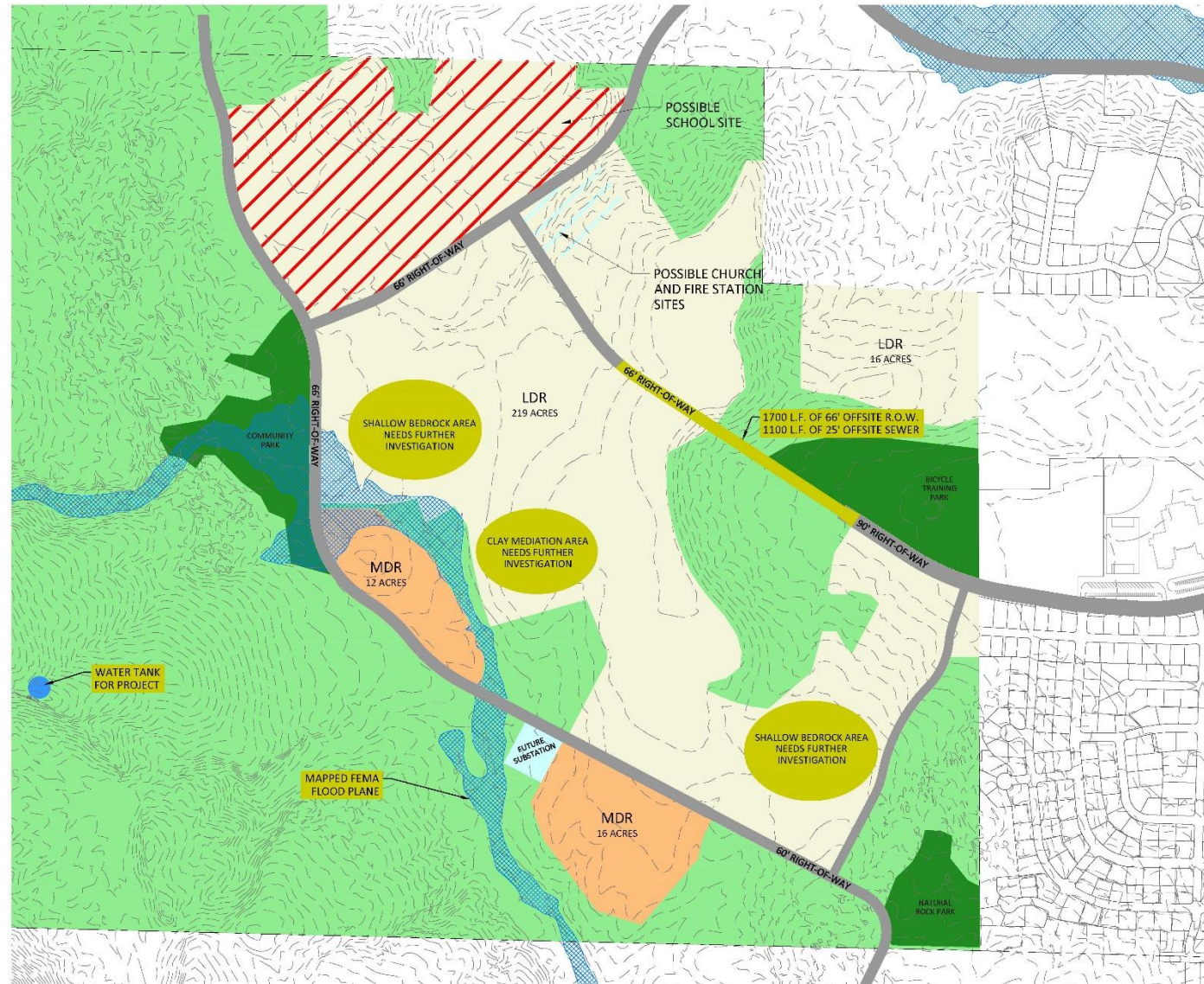


Tonaquint Property  
Geo-Tech Information  
St. George, Utah  
School & Institutional Trust Lands Administration  
May 13, 2008  
Scale 1: 6000



FOR  
**TONAQUINT AREA  
LAND USE PLAN**

LOW DENSITY RESIDENTIAL 1-4 DWELLING UNITS PER ACRE
MEDIUM DENSITY RESIDENTIAL 5-9 DWELLING UNITS PER ACRE
PUBLIC UTILITIES (FUTURE SUBSTATION)
PROPOSED PARK SITES (33 ACRES)
OPEN SPACE (897 ACRES)
PROPOSED ROADS



**TONAQUINT AREA  
LAND USE PLAN  
LOCATED IN ST. GEORGE, UTAH**

**LAND USE EXHIBIT**

**DEVELOPMENT SOLUTIONS GROUP**  
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

120 East St. George Blvd Suite #301  
St. George, UT 84770  
Office (435) 628-2121  
[www.developmentsolutions.co](http://www.developmentsolutions.co)



DATE :	MARCH 2019
FM :	5Y
DRAWN BY :	LS
DESIGNED BY :	LR
CHECKED BY :	DBP
PROJECT NO. :	27-011
SCALE :	1" = 300'

SHEET NUMBER :

**GP-3**

3 OF 3 TOTAL

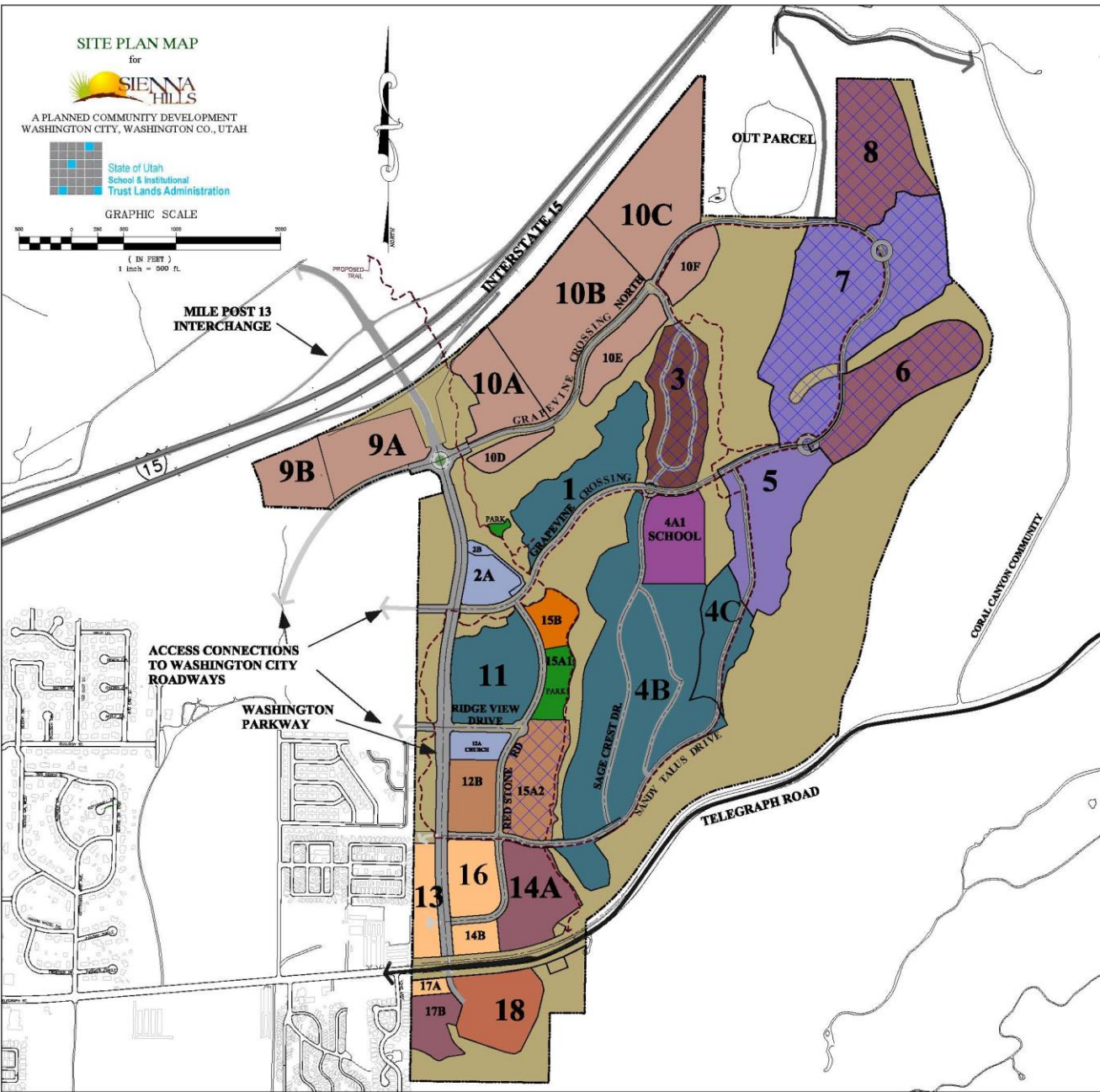
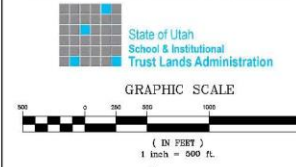


# Discussions with Developers

- Since last purchase SITLA has worked with the developer and City on master plan changes and engineering investigations on area. Several restraints have been identified on the developable parcel:
  - Soils constraints: Rock and Blue Clay
  - Off site infrastructure: Road, sewer and water, including the addition of a new tank.
  - Some jurisdictional drainage issues.
- With all of the constraints staff has approached Quality with the idea of an exchange of less problematic property for a portion of Tonaquint property in order to alleviate some of the machinations needed to develop the property.



SITE PLAN MAP  
for  
**SIENNA HILLS**  
A PLANNED COMMUNITY DEVELOPMENT  
WASHINGTON CITY, WASHINGTON CO., UTAH



LAND USE LEGEND 3-14-18

NEIGHBORHOOD	LAND USE	ACRES	UNITS	SQ.FT.	DU/AC
1	Residential	16.9	74	737,846	4.37
2A	Mixed Use	4.7	1	203,650	
2B	Mixed Use	1.0	1	42,805	
3	Residential Multi Family (Nightly Rental Overlay)	17.4	145	759,225	8.30
4A.1	School	11.1	1	482,640	
4.B	Residential (SF Medium)	63.2	177	2,755,128	2.80
4.C	Residential (SF Medium)	10.2	29	444,006	2.80
5	Residential (SF Low Density)	23.4	70	1,020,039	3.00
6	Residential (Multi Family) (Nightly Rental Overlay)	20.6	144	896,459	7.00
7	Residential (SF Low Density) (Nightly Rental Overlay)	52.4	157	2,282,201	3.00
8	Residential (Multi Family) (Nightly Rental Overlay)	21.7	163	945,616	7.50
9.A	Freeway Commercial	11.9		518,500	
9.B	Freeway Commercial Lodging (Rooms)	8.4	200	364,090	
10.A	Freeway Commercial	11.4		498,400	
10.B	Freeway Commercial	30.2		1,317,130	
10.C	Freeway Commercial	25.3		1,104,120	
10.D	Freeway Commercial	3.2		139,700	
10.E	Freeway Commercial	7.8		338,000	
10.F	Freeway Commercial Lodging (Rooms)	5.5	600	238,500	
11	Residential (SF Medium)	16.5	64	717,985	3.88
12A	Mixed Use Church Site	3.2	1	140,340	
12B	Townhome	7.2	72	314,750	9.96
13	Commercial	5.7		248,000	
14.A	Residential (Multi Family)	12.6	277	549,200	22.00
14.B	Commercial	3.0		130,700	
15.A1	Park	4.1		180,350	
15.A2	Townhome (Nightly Rental Overlay)	12.8	70	559,712	5.46
15.B	Patio Home	4.7	24	205,600	5.00
16	Commercial	7.9		343,958	
17A	Commercial	1.25		54,479	
17B	Multi Family	5.75	127	169,604	22.00
18	Townhome	12.4	273	540,934	22.00

TOTALS				
	Acres	Units	SQ.FT.	AVG. D.U./AC.
Lodging (Rooms)		800		
Commercial	121.6		5,295,577	
Residential	298	1866	12,898,305	6.3
Mixed Use	8.9	3	386,795	0.3
Parks	9.9		349,954	
School Site	11.1	1	482,640	
Developable Area	449.4		19,413,271	
Open Space	288.6		12,571,623	

\* ALL AREAS ARE APPROXIMATE

LEGEND:

- FREEWAY RELATED COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- MIXED USE
- MULTI FAMILY
- TOWNHOME
- PATIO HOMES
- NIGHTLY RENTAL OVERLAY
- SINGLE FAMILY MEDIUM DENSITY
- SINGLE FAMILY LOW DENSITY
- PARKS
- PARK (NATURAL PRESERVE)
- SCHOOL
- OPEN SPACE (PRESERVE, TRAILS, RECREATION FACILITIES)
- TRAIL

DATE: 3-14-18

JOB NUMBER: 4028-03

SCALE: 1" = 500'

DRAWN BY: CAC

CHECKED BY: DSH

**ALLIANCE CONSULTING**  
A Planning and Engineering Firm

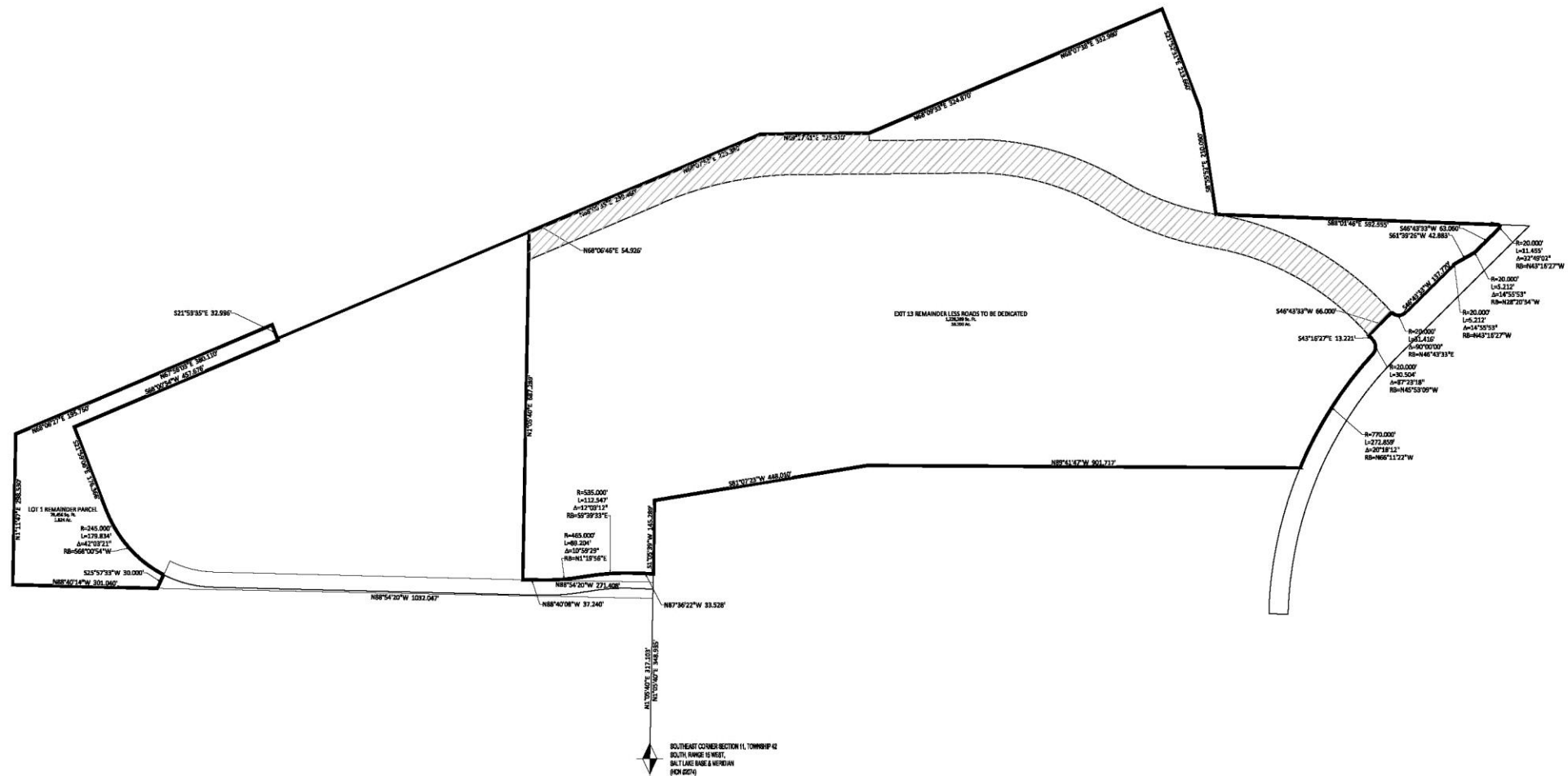
Suite 201  
2303 N. Coral Canyon Blvd  
Washington, Utah 84793-0077

SITE PLAN MAP  
for  
**SIENNA HILLS**  
LOCATED IN SECTION 12, TOWNSHIP 42 SOUTH,  
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN  
CITY OF WASHINGTON, WASH. CO., UTAH

DRAWING NAME:  
4028-PCD M(P)Update

FIGURE  
**1**



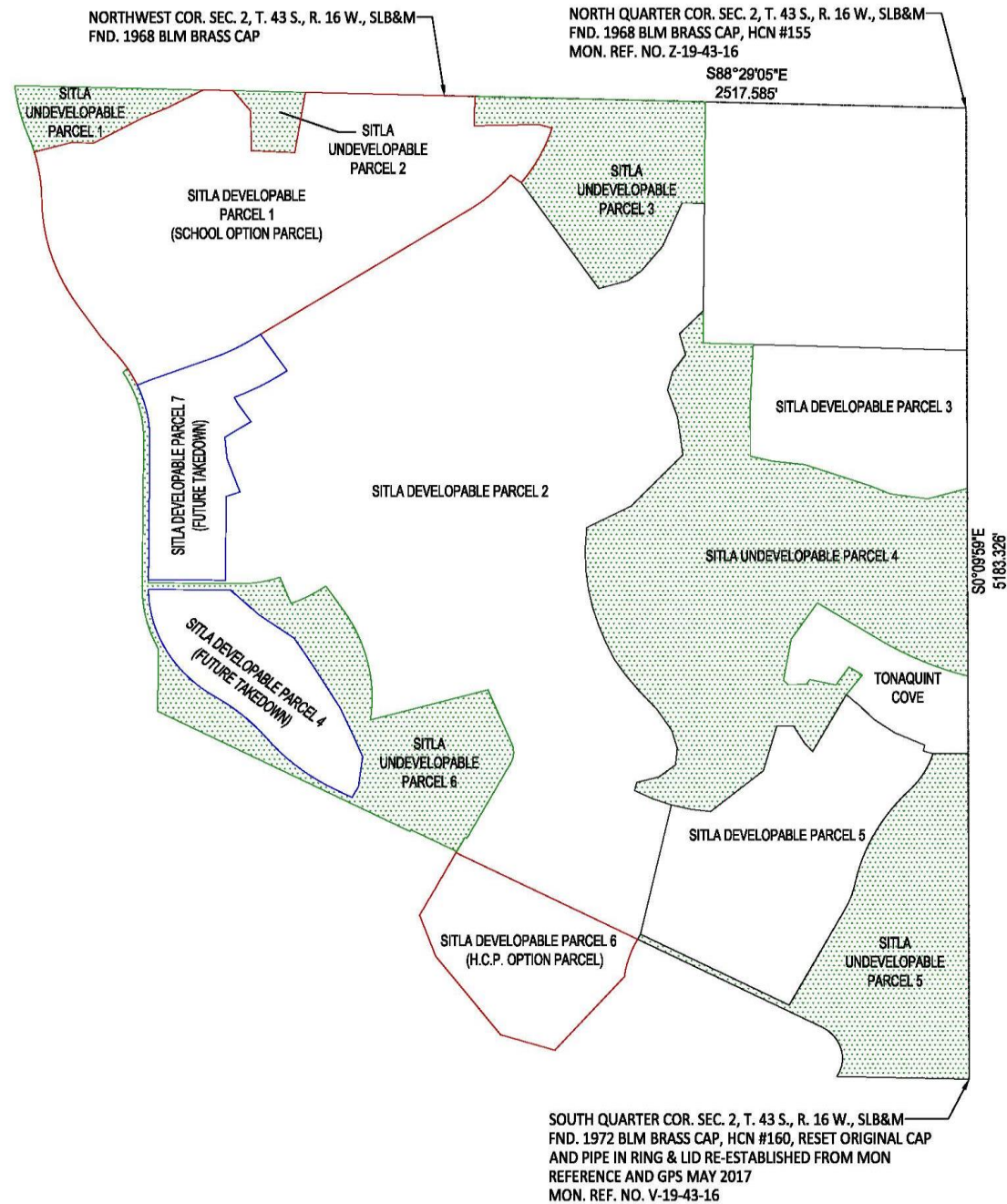




# Proposed Deal Parameters

- Value for Value exchange of Quality's Sienna Hills commercial acreage for a portion of the Tonaquint parcel
  - Commercial parcel is graded with all utilities stubbed and available for development.
  - There are already 2 parties interested in the ground that do not fit the other Sienna Hills commercial property.
  - Gives the Trust full control over the interchange.
  - Will relieve the Trust of many obligations and problems with the Tonaquint parcel.
- Phased option agreement on remainder of Tonaquint Parcel
  - Parcel will be given a base value by appraisal with annual escalator of 3% over the term of the agreement.
  - After initial exchange, future takedowns will be executed in increments of 10 acres or larger.
- School District parcel will be negotiated separately with WCSD at appraisal price.





BOUNDARY DESCRIPTION EXHIBIT



# Initial Exchange Valuations

- Exit 13 = 28.2 +/- Acres
  - \$6.24 / Sq. Ft.
  - \$7,665,166\*
  - \$150,000 (approximate) Transportation Impact Fees.
- Tonaquint Initial Developable Property = 164.3 Acres +/- \$7,833,260\*
  - Parcel 2 = 120.3 Acres +/- \$45,003/acre. \$5,413,860
  - Parcel 3 = 16.9 Acres +/- \$55,004 / acre. \$929,567
  - Parcel 5 = 27.083 Acres +/- \$55,016 / acre. \$1,489,833
- Tonaquint Initial Open Space Property = 55.1 Acres +/- \$151,525\*
  - Parcel 4 = 55.1 Acres +/- \$2,750/acre. \$151,525

\*Difference in valuation to be reconciled with cash



# Future Take Down Valuations

- Tonaquint Future Developable.
  - Parcel 1 = 52.1 Acres +/- . \$50,031/acre. \$2,606,615. School Option Parcel. School District will have first right of refusal to purchase as High School / Middle School campus. If not exercised by end of the agreement, Quality may purchase at base price +3% per annum.
  - Parcel 4 = 12.1 Acres +/- . \$57,817 / acre. \$699,585. Option to purchase in future phase of agreement. Base price +3% per annum.
  - Parcel 6 = 14.4 Acres +/- . \$45,003/acre. \$648,043. HCP Option Parcel. Will be taken down if area if area is not needed for incorporation into HCP expansion. Option to purchase in future phase of agreement. Base price +3% per annum.
  - Parcel 7 = 11.7 Acres +/- . \$57,817/acre. \$676,458. Option to purchase in future phase of agreement. Base price +3% per annum.



# Future Takedown Valuations Cont.

- Tonaquint Future Open Space. All future takedowns subject to 3% per annum escalator.
  - Parcel 1 = 4.3 Acres +/- . \$3,030/Acre. \$13,029
  - Parcel 2 = 1.8 Acres +/- . \$3,234/Acre. \$5,821
  - Parcel 3 = 15.8 Acres +/- . \$2,750 /Acre. \$43,450
  - Parcel 6 = 20.02 Acres +/- . \$2,750/Acre. \$55,055